

The Woodlands®

Backgrounder

The Woodlands community®

Opened in 1974, The Woodlands is a 28,000-acre, forested community where people live, work, play and learn as families and companies. Located 27 miles north of downtown Houston on I-45, it encompasses nine residential villages, commercial centers, a resort and conference center, a luxury hotel and convention center, hospitals and health care facilities, and exceptional shopping, dining, entertainment and recreational amenities.

The Woodlands Waterway, a 1.4 mile-long water amenity, transportation corridor, and linear park, is a major destination that links the shopping, dining, residential, office, and entertainment venues in The Woodlands Town Center, the 'downtown' of The Woodlands.

Throughout its 39-year history, The Woodlands has led the way among master-planned communities that practice environmental preservation. Of the 28,000 acres in The Woodlands, 6,950 acres are now devoted to green space in parks, golf courses and greenbelts. Nearly 8,000 acres (28%) will remain undeveloped green space at build-out.

The Woodlands has been one of the best-selling master-planned communities in Texas since 1990, and is currently #1 in Texas and #3 in the nation. There are more than 31,890 single-family homes and more than 11,380 apartments, condominiums and town homes in The Woodlands. The community has more than 105,283 residents and reported home sales of 1,007 in 2012, 945 in 2011, 786 in 2010 and 633 in 2009. More than 40 homebuilders are building new homes in The Woodlands. The community features one of the largest selections of new homes in the Houston area.

A total of 1,870 businesses and corporations have found a home in The Woodlands, among them Anadarko Petroleum, Aon Hewitt, CB&I, Chevron Phillips Chemical Company, Fox Networks Group, Huntsman Corporation and McKesson. There are 14 companies with 100,000 square feet or more located in The Woodlands. A total of 28.6 million square feet of commercial, retail, industrial, and institutional development are here, providing jobs for more than 51,940 people.

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Originally a project of Houston-based Mitchell Energy & Development Corp., The Woodlands was acquired by Crescent Real Estate Equities and Morgan Stanley Real Estate Fund II in 1997.

In 2003, The Rouse Company acquired Crescent's interest in The Woodlands, and in 2004, Rouse's interest was acquired by General Growth Properties, Inc. In January, 2011, General Growth Properties' share in The Woodlands was acquired by The Howard Hughes Corporation, and in July, 2011, The Howard Hughes Corporation acquired Morgan Stanley Real Estate's interest in The Woodlands. The Woodlands Development Company is now a wholly-owned subsidiary of The Howard Hughes Corporation.

Working, Shopping, Dining & Entertainment

Business and industry flourish in separate commercial districts forming a 5,000-acre crescent along I-45, near the Hardy Toll Road and a no-stoplight, 20-minute drive to George Bush Intercontinental Airport from Town Center. Bush Intercontinental Airport is a major international hub.

The 1,000-acre *Town Center* is the destination for shopping, dining, and entertainment, with attractions including The Woodlands Mall, a regional shopping center with over 1.3 million square feet of indoor and outdoor venues, and performing arts at The Cynthia Woods Mitchell Pavilion. Market Street, a 34-acre, Main-Street-styled shopping and special event destination, provides an outdoor shopping and dining experience. The Woodlands Waterway®, a 1.4-mile-long landscaped water feature and transportation corridor, links urban residential living to shopping, business, dining and entertainment venues in Town Center.

More than 40 public institutions and private companies are at work in *The Research Forest*, including biomedical, pharmaceutical, and administrative companies.

Memorial Hermann The Woodlands Hospital, a 252-bed acute care hospital, is located at I-45 and Medical Plaza Drive in The Woodlands. St. Luke's The Woodlands Hospital and St. Luke's Lakeside Hospital are faith-based, not-for-profit facilities with a total of 250 beds. The St. Luke's campus is located at the intersection of I-45 and College Park Drive (SH 242). Emergency care centers, clinics and doctors' offices of nearly every specialty are located within The Woodlands.

Seven neighborhood village centers provide conveniently located supermarkets, restaurants, and services near residential neighborhoods in The Woodlands.

Lifelong Learning

The Woodlands offers a lifetime of education, from preschool through primary, secondary, college, and graduate study.

The Woodlands is served by three public school districts. Students living in the Villages of Grogan's Mill, Panther Creek, Alden Bridge, Carlton Woods, Cochran's Crossing, most of Sterling Ridge, Indian Springs and College Park attend schools that are part of the Conroe Independent School District (CISD), which has 19 campuses in The Woodlands for students grades K-12.

Children living in the Villages of Creekside Park and the gated community of Carlton Woods Creekside attend schools located in the Tomball Independent School District (TISD). The Exemplary-rated Creekside Forest K-6 Elementary School has been open since 2009, and Timber Creek K-6 Elementary opened for the 2012-2013 school year. The TISD has committed to two additional school sites in Creekside Park for construction of neighborhood schools. A 400-acre neighborhood called May Valley in the Village of Sterling Ridge is located within the Magnolia ISD.

Ranked highly by the Texas Education Agency (TEA), schools in the Conroe, Tomball and Magnolia School Districts have low student-teacher ratios, plus programs for gifted and talented students as well as special needs students, vocational and advanced science programs. For more information, visit www.conroeisd.net, www.tomballisd.net and www.magnoliaisd.org.

Private education is available at six acclaimed private schools in The Woodlands, including The John Cooper School, The Woodlands Christian Academy, St. Anthony of Padua Catholic School, Esprit International, Cunae International and The Woodlands Preparatory School. There are more than 40 pre-schools and day care centers available for younger children.

Higher education expands the horizons of students at Lone Star College-Montgomery, part of the Lone Star College System. At LSC-Montgomery, students can earn an associate degree in a variety of disciplines, improve and update workplace skills, and pursue continuing education opportunities. Degree plans from various universities are offered at Lone Star College (LSC)-University Center at Montgomery, located on the 100-acre campus of Lone Star College-Montgomery. LSC-University Center at Montgomery is an innovative concept approved by Texas Higher Education Coordinating Board that allows students to enroll at a partner university and complete a bachelor's, master's, or doctorate degree without traveling to the university campus. Courses are offered by Sam Houston State University, Our Lady of the Lake University, Texas A & M University (currently graduate courses only), University of Houston-Victoria, and University of St. Thomas (currently graduate courses only). Sam Houston State University has a center on the Lone Star-Montgomery campus. For more information, visit www.lonestar.edu.

A total of 42 religious congregations also make their homes in The Woodlands.

Leisure and Recreation

Nearly 200 miles of hike and bike paths provide wooded trails between The Woodlands' 127 parks, lakes, ponds, and seven championship golf courses. Neighborhood parks offer such diversions as swimming pools, spraygrounds, playgrounds, skateboard facilities, jogging and BMX tracks, dog parks, basketball and tennis courts. Lake Woodlands, a 200-acre lake flanked by two parks, is a wonderful place for sailing, rowing, and fishing.

Art and culture find a home at The Cynthia Woods Mitchell Pavilion, an outdoor amphitheater which seats up to 16,015 people for major touring shows from pop to opera. The Pavilion is also the "Summer Home" of The Houston Symphony. In late 2012, the venue was ranked #2 Outdoor Amphitheater in the World by *Pollstar* magazine, based on ticket sales.

Golfers can choose from seven championship golf courses, with 1,690 acres dedicated to 135 holes of golf. Members of The Club at Carlton Woods can enjoy an 18-hole Jack Nicklaus *Signature* course, the centerpiece of the private, gated community of Carlton Woods. Members of The Club at Carlton Woods also have access to an 18-hole Championship course, designed by the renowned Tom Fazio in Carlton Woods Creekside, making it one of only two golf venues in the U.S. to feature the private Nicklaus/Fazio combination. The Club at Carlton Woods was ranked the Best Country Club and Golf Course in Houston by *Avid Golfer* in 2012, and among the Top 10 private courses in Texas by *Golf Digest* in 2011.

Other athletic and recreational facilities include The Woodlands Township Recreation Center and three regional YMCAs. Several private fitness centers are also conveniently located throughout the community.

There are 13 hotels in The Woodlands, including The Woodlands Resort & Conference Center. The Resort is one of the top conference centers in the nation and provides 440 guest rooms and suites, four restaurants and lounges, 60,000 square feet of meeting space, and services and amenities for business meetings or conferences as well as leisure travel. Guest attractions at The Resort include a major water amenity called "The Forest Oasis Waterscape". A \$60 million major renovation is now underway at The Woodlands Resort. The 18-month project will include the addition of a new guest room wing, lazy river and steak house restaurant while updating the property's 60,000 square-foot conference center.

The Woodlands Waterway Marriott Hotel, an AAA Four-Diamond Hotel, features 343 guestrooms and suites overlooking The Woodlands Waterway®. Adjacent to the hotel is a 70,000-square-foot convention center. The hotel is located near Waterway Square, a new public plaza with multiple water features including a 120-foot long cascading water wall with dancing columns of water, boomer jets that shoot water 75 feet into the air, and fountains choreographed to music with colored lights at night. A children's interactive fountain is also located in Waterway Square, which overlooks The Waterway. The boutique Hyatt Market Street hotel, featuring 70 luxury guestrooms and suites, is located at Market Street.

Special community events are an integral part of The Woodlands' experience. Annual events include the Arbor Day Celebration in January, The Woodlands Waterway Arts Festival in April, the July 3rd "Star-Spangled Salute" free concert and 4th of July Celebration, Trick or Treat Trail and The Woodlands Wildflower Festival in the fall, and iWow (International Winter on The Waterway) and The Lighting of the Doves heralding the holiday season. One of the largest outdoor ice skating rinks in the area is set up in Town Center each winter. There are also numerous athletic events, free concerts and family-oriented events at Northshore Park, Market Street and Waterway Square throughout the year.

Throughout The Woodlands, an impressive collection of 51 pieces of outdoor sculpture add a cultural counterpoint to the wooded landscape.

For more information about The Woodlands, visit <u>www.thewoodlands.com</u> and www.thewoodlands.net.

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